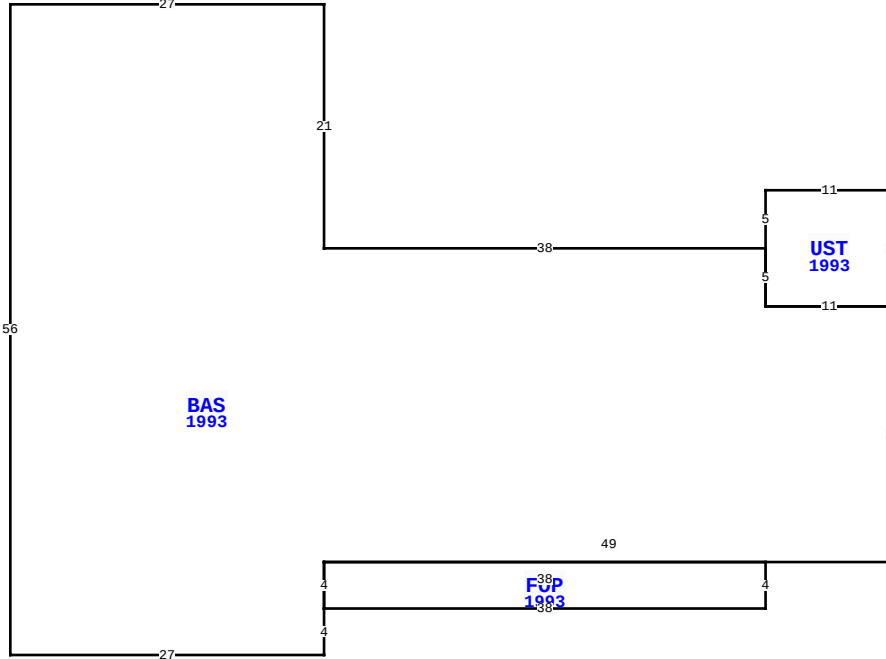


K & J REVOCABLE LIVING TRUST/HIGGINBOTHAM JIMMY L
43131 THOMAS CREEK ROAD
CALLAHAN, FL 32011

30-1N-25-0000-0003-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	17	CB STUCCO 100								0100	01	2,876	102.6480	107.78	309,975	1960	1975	0	0	0	25.00	75.00	VALUATION BY					STANDARD											
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM 100% - 0										Heated Area: 2780					HX Base Yr					Tax Group: 6					Tax Dist:				
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE					326,730														
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE					27,234														
Interior Floor	14	CARPET 90																		TOTAL LAND VALUE - MARKET					175,000														
Interior Floor	08	SHT VINYL 10																		TOTAL MARKET VALUE					390,464														
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction					146,003														
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE					244,461														
Bedrooms		3 100																		TOTAL EXEMPTION VALUE					HX HB 51,411														
Bathrooms		2 100																		BASE TAXABLE VALUE					193,050														
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE					528,964														
Stories	1.	1. 100																		NCON VALUE					0														
Units		0 100								INCOME VALUE																													
BUD8 Adjustme	06	DIST 1D 100								PREVIOUS YEAR MKT VALUE					511,485																								
Occupancy	00	NONE 100																																					
Quality		04	Quality Level 04																																				
DOR CODE		5000 IMPROVED AG																																					
MAP NUM												MKT AREA		08																									
NEIGHBORHOOD/LOC		8005.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,780	100	1993	2,780	224,721																																		
FOP	152	30	1993	46	3,719																																		
UST	110	45	1993	50	4,042																																		
TOTALS		3,042			2,876	232,481																																	
EXTRA FEATURES		43131 THOMAS CREEK RD, CALLAHAN																																					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																							
3	0680	POLE SHED	0 100	35	19	665.00	SF	10.00	10.00	100	1958	1958	3	20	1,330																								
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	51.5	1,803																								
8	0680	POLE SHED	0 100	14	17	238.00	SF	10.00	10.00	100	1993	1993	3	20	476																								
9	0510	GARAGE WD-	0 100	25	30	750.00	SF	35.00	35.00	100	2014	2014	3	68	17,850																								
10	0351	CARPORY MT	0 100	30	35	1,050.00	SF	10.00	10.00	100	2014	2014	3	55	5,775																								
LAND DESCRIPTION																	TOTAL OB/XF 27,234																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																						
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500																						
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	140,000																						
REVIEW DATE 01/01/2023 BY CD Total Acres: 4.00 Total Land Value: 36,500 Market: 140,000 Agricultural: 1,500 Common: 35,000 PRINTED 07/09/2026 BY SYS																																							

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